

## NOTICE OF PREPARATION – JANUARY 15, 2010

**To:** Distribution List

**Subject:** **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**Lead Agency:**

Agency Name: City of Chula Vista

Street Address: 276 Fourth Avenue

City/State/Zip: Chula Vista, CA 91910

Fax: (619) 409-5913

Contact: Stephen Power AICP, Principal Planner

The City of Chula Vista publicly announces its intent to initiate preparation of a Supplemental Environmental Impact Report (SEIR) for the following “Project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the Lead Agency that will prepare the SEIR. A description of the proposed project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP).

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice.

Please send your response and the name of the contact person to: Stephen Power AICP, Principal Planner, at the address shown above. A public scoping meeting will be held on Tuesday, January 26, 2010, from 2:00 p.m. to 4 p.m., at 276 Fourth Avenue (Building 100), Chula Vista, CA, 91910.

**Project Title:** **Supplemental Environmental Impact Report (SEIR-09-01) for amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11).**

**Project Location:** City of Chula Vista, within the County of San Diego.

**Project Description:** The “Project” consists of a General Plan Amendment (GPA) and an Otay Ranch General Development Plan Amendment (GDPA) associated with approximately 1,200-acres within the Otay Ranch GDP. The parcels comprising the Project Area are located in multiple villages and planning areas including Villages 3, 4, 7, 8, and 9; the University/Regional Technology Park (RTP) site; Planning Area 12 / Eastern Urban Center; and a small portion of the Chula Vista Open Space Preserve.

The GPA proposes adoption of new General Plan text, policies and supporting exhibits including revised General Plan Land Use and revised Circulation Plan-East Diagrams. The GDPA proposes amendments to the Otay Ranch GDP consisting of revisions to text, maps and tables that would assure that the GDP is consistent with the GPA.

Date: January 15, 2010

  
Stephen Power AICP  
Principal Planner  
(619) 409-5864

**NOTICE OF PREPARATION OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT FOR A GENERAL  
PLAN AMENDMENT (GPA) AND AN OTAY RANCH  
GENERAL DEVELOPMENT PLAN AMENDMENT (GDPA)**

**PROJECT LOCATION**

The GPA and GDPA (collectively known as the Project) are located in the south central portion of the Otay Ranch General Development Plan (GDP) area in the eastern portion of the City of Chula Vista. Exhibit 1, Vicinity Map illustrates the Project's location. The Project Area is comprised of land spanning multiple existing villages and planning areas including portions of Villages 4, 7, 8, 9 / EUC and the University/RTP site. Additional areas required for circulation roadways are included in Villages 3, 4 and 8 East and are within the Project Area. See Exhibit 2: Otay Ranch GPA/GDPA Project Area. Note that Village 8 West, Village 9 / EUC and the University/RTP site are bisected by Village 8 East and State Route 125 (SR-125). Planning Areas adjacent to Village 8 West include Village 4 to the west, Village 7 to the north, Village 8 East to the east and the Otay Ranch Preserve to the south. Planning Areas adjacent to Village 9/EUC include the remainder of the Eastern Urban Center to the north, the University/RTP site to the east, SR-125 to the west and the Otay Ranch Preserve to the south. The University/RTP site is bounded by Village 11 to the north, Village 9/EUC to the west and the Otay Ranch Preserve to the south and east. Exhibit 3, illustrates an aerial photo of the Project Area.

**PROJECT SETTING**

The Project Area is located on the U.S. Geological Survey 7 1/2' series Otay Mesa Quadrangle. The topography consists of a large relatively flat mesa bisected on the southerly end by ephemeral drainage swales. The Project Area varies from an elevation of approximately 200 feet above mean sea level (MSL) to 400 feet MSL. The mesa tops have been subjected to annual tilling associated with agricultural land uses. Vegetation associated with the Otay River Valley embankment is mostly natural and ranges from disturbed to relatively undisturbed. An existing concrete water reservoir, situated at the westerly side of the Project Area, is not a part of the Project. Existing waterlines also traverse the Project Area.

**PROJECT BACKGROUND**

In December 2005, the City of Chula Vista approved the City of Chula Vista Vision 2020 General Plan Update (2005 GPU) and certified the associated program EIR addressing long term planning strategies for the growth and development of the City (Final Environmental Impact Report for the City of Chula Vista General Plan Update, EIR #05-01). Although the EIR for the GPU addressed the entire City, the City Council did not approve land use designations for an area it designated the "Deferral Area". This Deferral Area includes the Project Area as well as additional parcels. Exhibit 4, Existing General Plan Land Uses, illustrates the existing land uses within the Deferral Area. The Project constitutes an amendment to this first tier of documents. Subsequent plans intended to implement the Project would be considered second-tier documents.

Because it is situated in the Deferral Area, land uses designated for the parcels which comprise the Project are presently subject to pre-2005 land use designations (2001 General Plan). The 2005 GPU also included amendments to the City's Circulation Plan-East, which affected the subject parcels. (The 2005 GPU circulation and transportation amendments were not a part of the deferral action taken by the City Council in 2005.) The Project proposes to amend portions of the currently adopted circulation roadway system. See Exhibit 5, Adopted Circulation Plan-East and Exhibit 6, Proposed Circulation Plan-East.

The Otay Ranch GDP provides for a balance of residential, employment and open space / recreational land uses and the potential location of a university/regional technology park (RTP). Due to its size and complexity, both the planning and environmental documentation for the specific planning areas or villages within the Otay Ranch GDP have been tiered. The first tier of planning and environmental analysis included the Otay Ranch GDP/Sub regional Plan (SRP) and a PEIR (EIR #90-01; SCH #89010154), which were adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993. The Otay Ranch GDP was amended on December 5, 2005 with approval of the City of Chula Vista General Plan Update and associated General Plan Update EIR (EIR #05-01; GPA #01-03) and again on May 23, 2006 by the Village 2, 3 and a Portion of 4 Second Tier EIR (EIR#02-02).

## **PROJECT DESCRIPTION**

The GPA and GDPA propose to allow implementation of Village 8 West, Village 8 East, Village 9/EUC and the University/RTP site as well as necessary roadway and utility corridor improvements.

Village 8 West proposes redefined boundaries for Villages 4, 7, and 8 to provide a clear definition of Village 8 West and Village 8 East that correlate with the changes proposed for Village 9/EUC and the University/RTP sites. The revised land use plan for Village 8 West seeks to implement a mixed use pedestrian and transit oriented town center at the intersection of Main Street (Rock Mountain Road) and La Media Road. The Village 8 West Town Center would be organized around a land use pattern inspired by the town center arterial roadway configuration. The Town Center would be the nucleus of Village 8 West and also function as a neighborhood shopping center. Lower density residential uses would radiate in a southerly direction. A Bus Rapid Transit (BRT) transit stop, series of urban parks and plazas, a portion of the planned 70 acre Community Park, commercial/retail opportunities, and a middle school also would be sited in the Town Center. The proposed mix of residential land use designations for Village 8 West includes Residential Low Medium (RLM), Residential Medium (RM), Residential Medium High (RMH) and Town Center (TC). Non-residential land use designations include park and recreation (PRK), Public and Quasi Public (PQ), open space (OS), open space preserve (OSP), and "other". The other category provides for roadways and infrastructure.

Village 8 East is the remainder of the current Village 8 and no changes from its adopted 2001 land uses are proposed with the project.

Village 9/EUC proposes to implement a land use and circulation pattern that is supportive of the University/RTP site as well as a Village 9 Town Center. The Village 9 Town Center would feature compact mixed-use development with a pedestrian and transit orientated form. The Town Center layout would be structured around a strong interconnecting network of grid streets. This

street network includes a north-south running town center arterial and an east-west running Campus Boulevard. The highest intensity development would be sited where the town center arterial intersects Campus Boulevard. Structures within this core area would be located and designed to form a common building wall reminiscent of a traditional “Main Street”. This core area also would be directly linked to the University/RTP site. It is intended that the interface between the Village 9 Town Center and the University/RTP site be as transparent as possible and allow uses that support both the University/RTP, as well as the mixed use residential zone. The Eastern Urban Center would extend north of the Town Center. To the south, proposed development would be less intense and primarily residential in character as one approaches the Otay River Valley. The proposed mix of residential land use designations for Village 9/EUC includes RLM, RM, Mixed Use Residential (MUR), TC, and Eastern Urban Center (EUC). Non residential land use designations include PRK, PQ, OS, OSP, and “other”.

The University/RTP site proposes to accommodate a future university and a research and development facility that also could feature high tech manufacturing.

Discretionary actions required for the Project include a GPA and GDPA. The proposed GPA includes provisions to adopt new General Plan text, with accompanying policies and exhibits. The GPA will eliminate the RL land use from the Project Area and implement RM, RMH, TC, and RTP designations in addition to the existing RLM, MUR, EUC, and University categories. It also proposes to adopt a revised General Plan Land Use Diagram and a revised Circulation Plan-East. Exhibit 7 illustrates Proposed General Plan Land Uses.

The GDPA consists of revisions to the GDP text, land use maps, and tables to assure consistency with the GPA. The amendments increase the intensity and alter the character of development allowed by the GDP. They also provide for an increase and redistribution of currently allowed development potential and an improved interface with overall development within the Otay Ranch GDP and with regional infrastructure. Exhibits 8 and 9 illustrate current and proposed General Development Plan Land Uses.

## **GPA**

### *Land Use Changes*

The Project seeks to modify Land Use and Transportation provisions of the General Plan within the project area as follows:

#### Land Use:

1. Eliminate the area of Residential Low (RL) land use and its unit count.
2. Reduce the area of Residential Low/Medium (RLM) land use and its unit count.
3. Increase the area of Residential Medium (RM) land use and its unit count.
4. Increase the area of Residential Medium/High (RMH) land use and its unit count.
5. Increase the area of Mixed Use Residential land use and its unit count.
6. Increase the area of Town Center (TC) land use and its unit count.
7. Allocate a portion of the Eastern Urban Center (EUC) to Village 9 and increase its unit count.
8. Increase the area of Park (PRK) land use.
9. Reduce the area of Public/Quasi Public (PQ) land use.

10. Refine the area of Open Space (OS) land use.
11. Locate a Regional Technology Park (RTP) within the University planning area.

### *Circulation Changes*

The Project seeks to amend the existing General Plan Land Use and Transportation Element as follows:

1. Eliminate La Media Road crossing the Otay River Valley.
2. Eliminate Rock Mountain Road (Main Street) as a town center arterial easterly of SR-125.
3. Change name of Rock Mountain Road to Main Street from the point of existing Heritage Road easterly to Eastlake Parkway.
4. Reclassify Rock Mountain Road (Main Street) easterly of SR-125 as a six lane gateway.
5. Reclassify the segment of Rock Mountain Road (Main Street) between existing Heritage Road easterly to the town center arterials at Rock Mountain Road (Main Street) and La Media Road as a four lane major.
6. Reclassify and realign the segment of La Media Road from the town center arterials at La Media/Rock Mountain Road (Main Street) south easterly to SR-125 as a four lane major.
7. Determine a Level of Service (LOS) that is acceptable for town center arterials.
8. Eliminate the mid arterial SR-125 bridge crossing between Village 8 and 9.
9. Eliminate requirement for park and ride facilities at the Village 9/University BRT transit stop.

### *Goals and Policy Changes*

The Project seeks to implement goals and policy updates that assure integration and conformance with General Plan and General Development Plan documentation.

### **GDPA**

The Project would implement amendments to the Otay Ranch GDP in the form of text and graphics for the Project Area. The proposed amendments are intended to increase the intensity and alter the character of the development as well as provide for an increase and redistribution of currently allowed development potential and provide an improved interface with overall development and regional infrastructure

The proposed GDPA includes the following:

1. Revise land use and circulation with provisions for town centers in Village 8 West and Village 9.
2. Revise the upward limit of the Town Center designation's residential intensity from 30 du/ac to 45 du/ac.
3. Update overall GDP maps and statistics to reflect these revisions and assure conformance with the General Plan.

4. Revise the statistical description and policy standards for the affected Villages and Planning Areas.
5. Amend applicable portions of the GDP to allow the maximum number of residential units within Village 8 West and Village 9 / EUC to increase from 1,298 units to 6,050 units.

## **EIR CONTENTS**

### **Potential Environmental Effects of the Project**

The City of Chula Vista has determined that the Project may cause significant adverse environmental effects and potentially significant indirect, direct and cumulative environmental effects. An EIR is, therefore, required in order to comply with State CEQA Guidelines Section 15060 and 15081. Specifically, it has been determined that a supplemental program level EIR will be prepared which will allow tiering of future actions including subsequent Sectional Planning Area (SPA) Plans, Tentative Maps and Site Plans.

In accordance with the CEQA Guidelines and the City of Chula Vista's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation. In an effort to preserve the City's quality of life, the City adopted a Growth Management Ordinance (Chapter 19.09 of Municipal Code) in 1987, which contains Quality of Life Threshold Standards for 11 facilities and improvements. As required by the City's ordinance, the SEIR will include an analysis of the Project for compliance with the City's growth management standards including the following: drainage; traffic; police; schools; libraries; water; air quality; sewage; fire/emergency medical services; and parks, recreation and open space.

The SEIR will incorporate by reference, where appropriate, portions of previously certified and related documents, including the Otay Ranch GDP Program EIR (#90-01), City of Chula Vista GPU EIR (#05-01), and associated Mitigation Monitoring and Reporting Program (MMRP).

The scope of the SEIR for the Project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The SEIR will address each of the environmental issues summarized herein. A MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the SEIR:

#### *Air Quality*

An Air Quality Technical Report will be prepared that will address potential air quality impacts anticipated from both short term (construction emissions) and long term (stationary source and mobile source emissions) project activities. The SEIR will evaluate the Project's relationship to the air pollution limits established by the South Coast Air Quality Management District. The analysis will include an evaluation of conformance with other applicable air quality plans and

policies, carbon monoxide “hotspots” and potential health risks associated with toxic air contaminants. The Air Quality Technical Report will be included in the SEIR as an appendix.

### *Biological Resources*

The SEIR will compare the biological resources analysis prepared for the 2005 GPU EIR with the current analysis. Any direct or indirect impacts of the Project on sensitive biological resources not previously identified will be addressed. The Project also will be reviewed and evaluated for consistency with the City of Chula Vista’s Multiple Species Conservation Plan (MSCP) and the Otay Ranch Resource Management Plan (RMP).

### *Cultural Resources*

The SEIR will update and supplement the cultural resources analysis prepared for the 2005 GPU EIR to evaluate any changes. The Cultural Resources Study will be prepared assessing the potential of the Project to adversely impact sensitive resources. This analysis will consist of a review of site records and past reports prepared for the Otay Ranch and its East Planning Area. The study also will identify impacts, evaluate the effectiveness of the mitigation measures required in the 2005 GPU EIR, and recommend modifications to those mitigation measures, if necessary.

### *Geology and Soils*

The SEIR will provide a geotechnical overview of the Project as compared to the 2005 GPU EIR. Any changes or updates to geological conditions and hazards will be addressed and any applicable mitigation measures presented in the 2005 GPU EIR will be identified for the Project.

### *Hydrology/Water Quality*

The SEIR will include an analysis of hydrology/water quality impacts including an update of regulatory plans and policies presented in the 2005 GPU EIR. The SEIR will address the Project’s potential impacts on water quality, groundwater resources, drainage, and flood hazard based on the proposed land use changes for the Project Area.

### *Energy*

The SEIR will address changes in energy demand as compared to the 2005 GPU EIR that could result from the proposed amendments to the Otay Ranch Villages, including an update of existing and proposed facilities serving the Project Area and confirmation that providers would be able to meet projected demand that could result from approval of the proposed amendments.

### *Global Climate Change*

The SEIR will address global climate change (GCC) and greenhouse gas (GHG) emissions related to the Project. This analysis will be based on the most recent information regarding the mechanisms behind GCC factors contributing to GHG emissions, current conditions and trends and the broad environmental issues related to GCC. The analysis also will include an overview of current international and domestic legislation, plans, policies, and programs. A GCC



Technical Report will be prepared. Thresholds for evaluating the Project's potential contribution to GCC will be established particularly in light of the goals identified in Assembly Bill 32 (AB 32). Using appropriate models, Project GHG emissions and inventories for existing and built-out proposed uses will be estimated for the following sources: projected traffic, projected energy consumptive use (natural gas and electricity), water delivery, wastewater treatment, and solid waste disposal. Mitigation recommendations will be provided.

#### *Hazards/Hazardous Materials*

The SEIR will incorporate relevant information from the 2005 GPU EIR as it relates to the Project.

#### *Land Use, Planning and Zoning*

A land use analysis will describe existing land uses and infrastructure within and adjacent to the Project Area and land use plans and policies that apply to the site and adjacent areas. Proposed changes to existing land use and land use plans and policies will be described. An analysis of consistency with adopted plans/policies and the compatibility (use, type and intensity) between the proposed GPA and GDPA and adjacent existing and planned development will be provided.

#### *Landform Alteration/Aesthetics*

The SEIR will update the 2005 GPU discussion of landform alteration/aesthetics to address any changes within the Project Area to the extent that the changes represent a significant modification to the nature of the visual setting and its compatibility with neighboring uses. Thresholds and mitigation requirements addressing scenic resources/vistas and visual character will be reviewed and updated for project consistency. This evaluation will include assessment of the Project's potential to compromise existing and future view potential or aesthetic resources including those accounted for in approved planning documents. Where significant landform or aesthetics impacts are identified, mitigation measures will be provided.

#### *Noise*

An Acoustical/Noise Technical Report will be prepared for the Project to evaluate the extent to which noise associated with traffic circulation, aircraft noise associated with Brown Field and other aspects of Project operations might impact noise sensitive uses within and adjacent to the Project Area. Potentially significant impacts will be identified in relation to established City standards. The analysis will evaluate the adequacy of the mitigation measures outlined in the 2005 GPU EIR and will identify changes to those measures if needed. The Acoustical/Noise Technical Report will be included as an appendix to the SEIR.

### *Paleontological Resources*

The SEIR will provide an update to the 2005 GPU EIR as it relates to the Project.

### *Parks, Recreation, Trails and Open Space*

The SEIR will address the proposed parks and recreation facilities, trails, and open space included in the Project. An analysis of the adequacy of these facilities in relation to project demand and consistency with the City's parkland thresholds and standards will be conducted.

### *Population and Housing*

The SEIR will evaluate the Project's impacts on projected housing focusing on the three thresholds provided in the 2005 GPU EIR. These thresholds include (1) population growth, which is primarily a "growth inducing impact", (2) displacement of existing housing and (3) displacement of people. Proposed land use changes alter the currently planned number of acres and distribution of residential, commercial, recreation and open space land within the Project Area. The consistency of the Project with the City's population, housing, and employment projections also will be addressed relative to the Housing Element of the General Plan, as well as consistency with the Otay Ranch GDP.

### *Public Services*

An analysis of public services for the Project will be based on the City's Quality of Life Threshold Standards for providers including police, fire, emergency medical services, library, parks/open space and school.

### *Public Utilities*

The SEIR will evaluate impacts to water and wastewater. A water analysis will include a projection of the current demand and the Project's demands under the adopted General Plan as well as proposed amendments to the Plan. The discussion will evaluate whether the GPA will require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; whether new or expanded supplies would be required to meet projected needs; and if the GPA would be inconsistent with the Urban Water Management Plans prepared by the San Diego County Water Authority and Otay Water District. A water supply analysis will be coordinated with Otay Water District to analyze the incremental increase in water demand over that analyzed in the 2005 GPU. A wastewater analysis will be prepared based on a technical analysis to address the effects on the Salt Creek Trunk Sewer. The SEIR will identify the impacts on the existing and master-planned sanitary sewer system and recommend proposed upgrades if necessary.

### *Transportation, Circulation, and Access*

A traffic impact analysis (TIA) will be prepared to assess the Project's effect on the existing and planned transportation network within and adjacent to the Project Area. The TIA will analyze various traffic scenarios based on SANDAG traffic models. Existing AM/PM peak hour traffic counts, AM/PM peak hour Levels of Service (LOS), and recent street segment traffic volumes

will be identified for freeways and Circulation Element roadways surrounding the Project. The TIA will evaluate project-related growth on the analyzed street segments and determine which segments will be significantly impacted, if any. The TIA will be included as an appendix to the SEIR.

### **Alternatives**

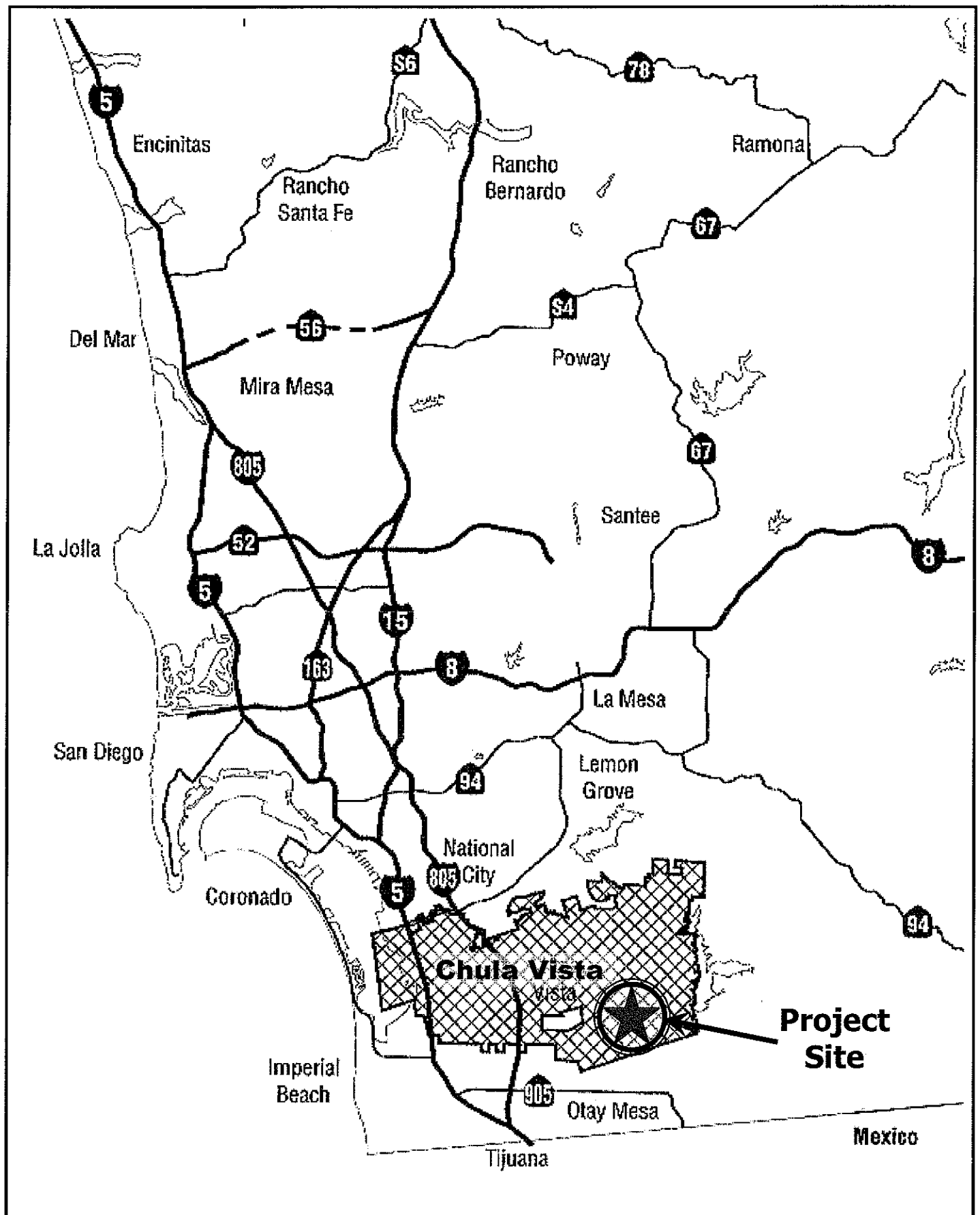
The SEIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental impacts to a level of less than significant. CEQA requires the No Project Alternative (Plan-to-Ground and Plan-to-Plan) to be analyzed in an EIR. A discussion of other alternatives that were considered and supporting rationale indicating why they were determined infeasible also will be provided. For each alternative, the SEIR will provide a description of the alternative, consideration of the alternative's feasibility in relationship to the Statement of the Project Objectives, and a comparative analysis of the environmental impacts of the alternative versus the impacts as a result of the Project.

### **Other Environmental Considerations**

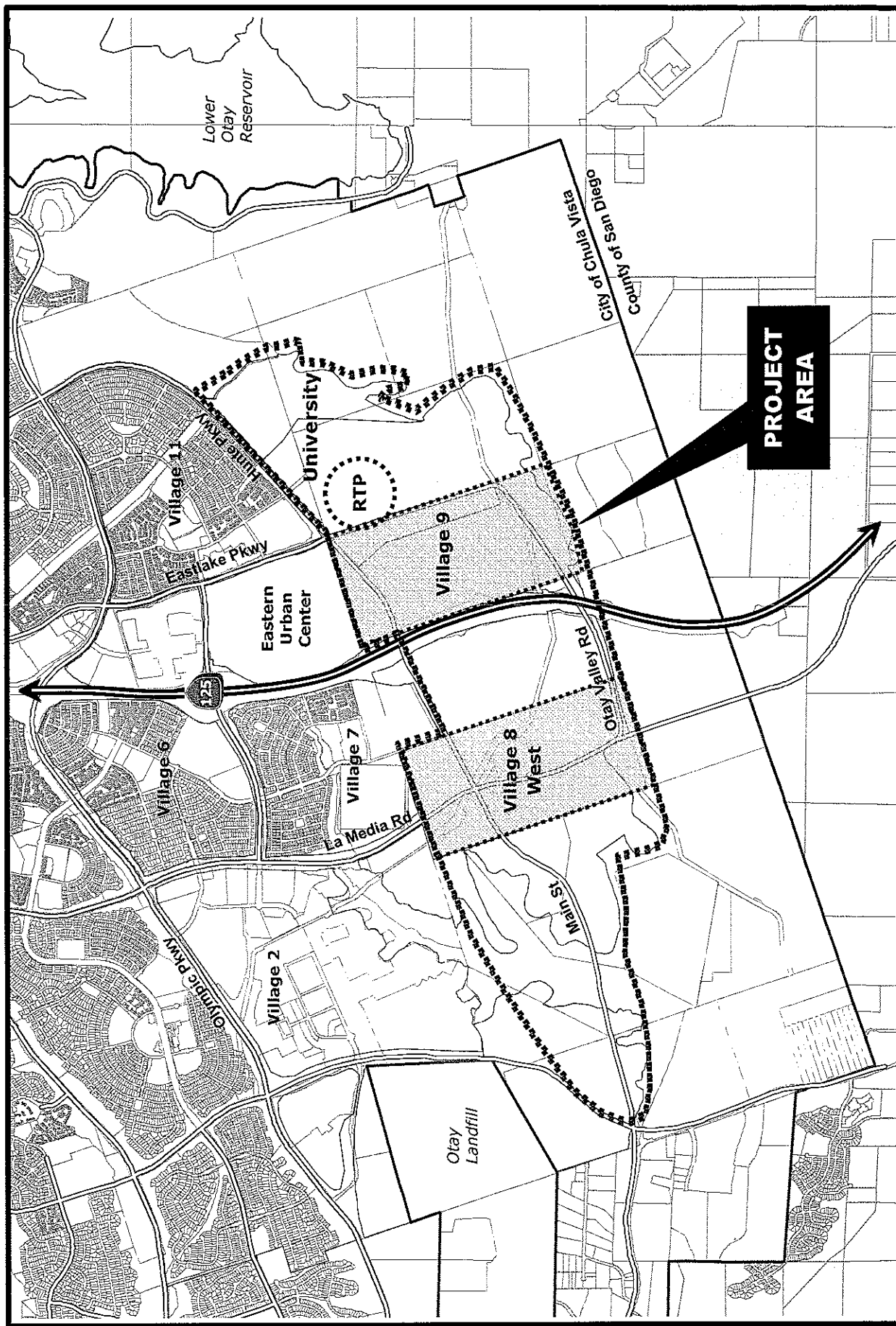
Other environmental considerations that will be addressed in the SEIR include: Cumulative impacts (combined environmental effects) associated with related past, present and reasonably foreseeable future projects; Significant Environmental Effects Which Cannot be Avoided; Significant Irreversible Environmental Changes; Growth-Inducing Impacts; and Effects Found Not to be Significant.

### **LIST OF EXHIBITS**

- |             |   |
|-------------|---|
| Exhibit 1:  | Vicinity Map                                |
| Exhibit 2:  | Otay Ranch GPA/GDPA Project Area            |
| Exhibit 3:  | Aerial Photo                                |
| Exhibit 4:  | Existing General Plan Land Uses             |
| Exhibit 5:  | Adopted Circulation Plan-East               |
| Exhibit 6:  | Proposed Circulation Plan-East              |
| Exhibit 7:  | Proposed General Plan Land Use              |
| Exhibit 8:  | Existing General Development Plan Land Use  |
| Exhibit 9:  | Proposed General Development Plan Land Uses |
| Exhibit 10: | NOP Distribution List                       |

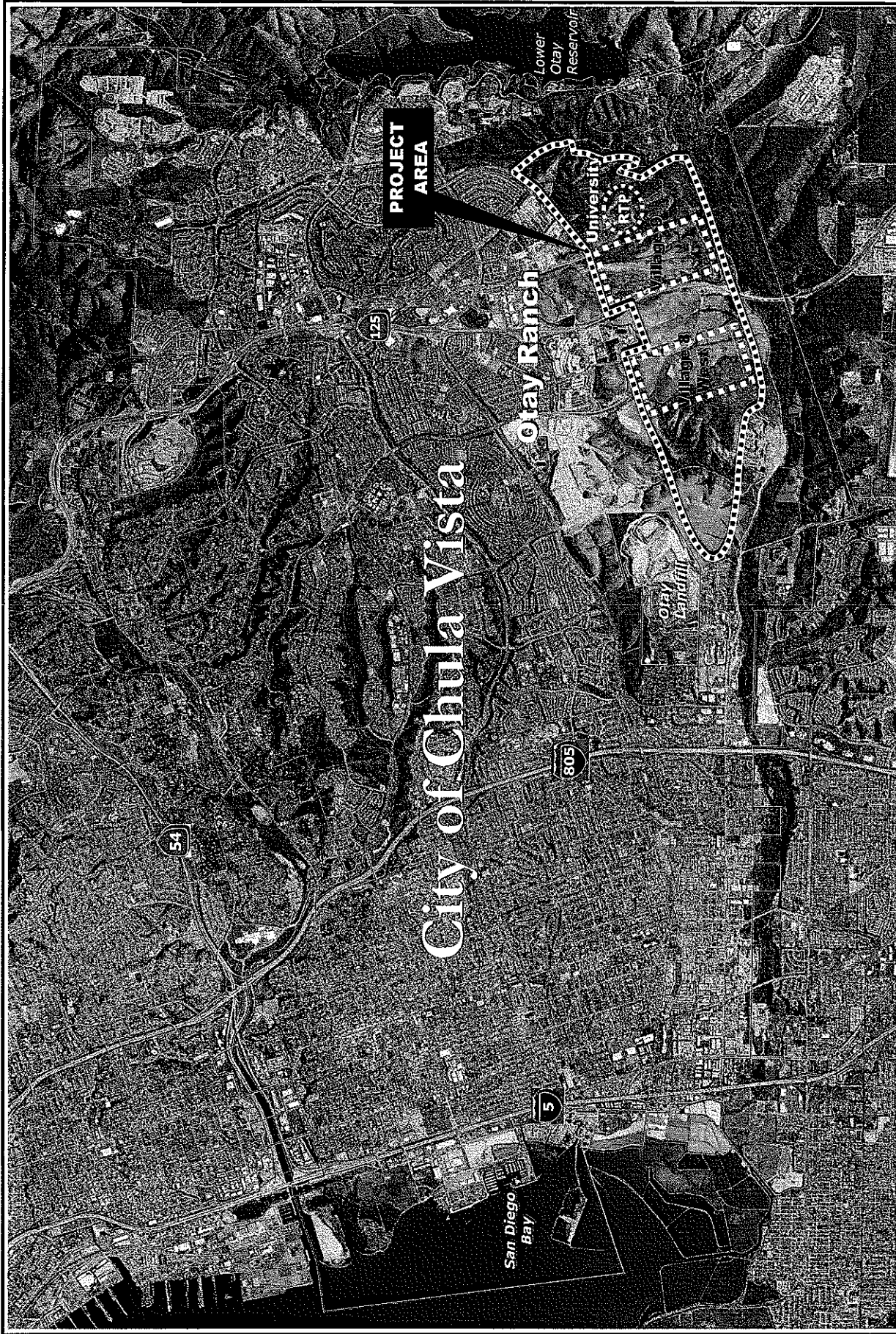


Vicinity Map



## Otay Ranch GPA/GDPA Project Area





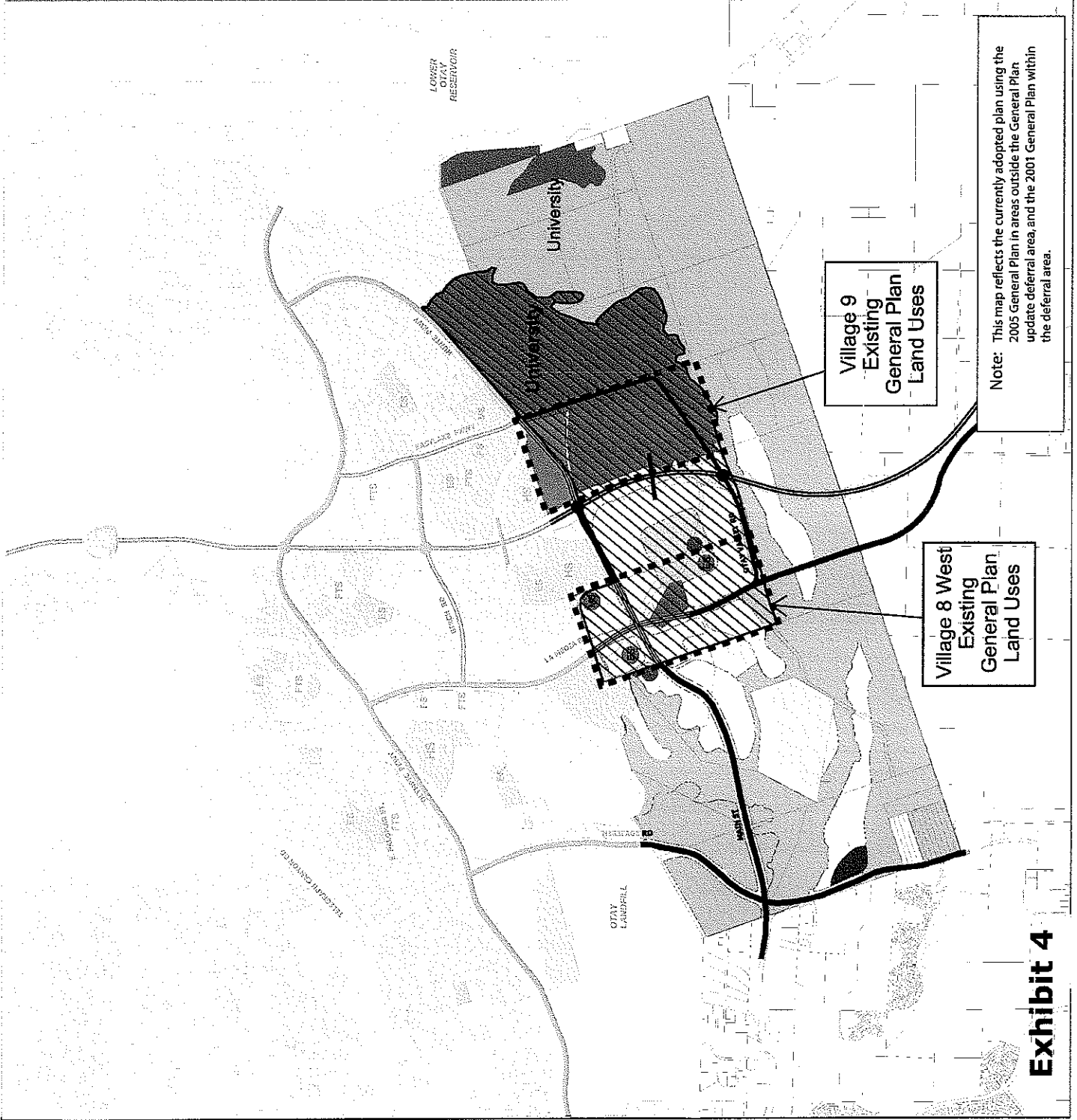
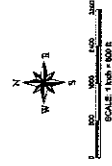
Aerial Photo of the Project Area



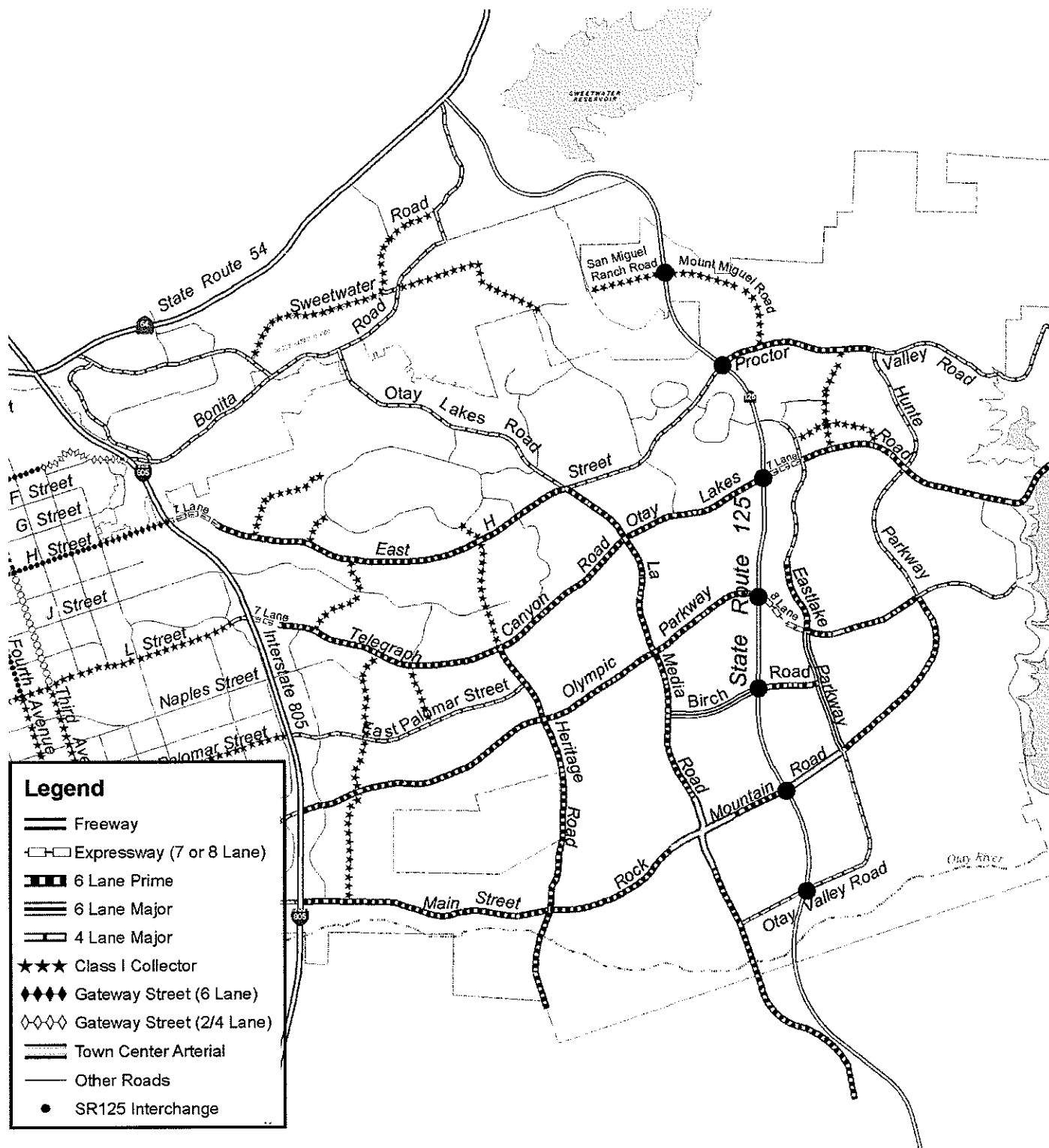


**EXISTING  
GENERAL PLAN LAND USES  
OTAY RANCH AREA**

- LEGEND**
- RESIDENTIAL**
- RESIDENTIAL LOW
  - RESIDENTIAL LOW MEDIUM
  - RESIDENTIAL MEDIUM
  - RESIDENTIAL MEDIUM HIGH
  - RESIDENTIAL HIGH
- COMMERCIAL**
- RETAIL
  - MIXED USE COMMERCIAL
- SPECIAL PLANNING AREA**
- MUR: MIXED USE RESIDENTIAL
  - EUC: EASTERN URBAN CENTER
- INDUSTRIAL**
- RESEARCH & LIMITED INDUSTRIAL
- PUBLIC & OPEN SPACE**
- OPEN SPACE
  - OPEN SPACE PRESERVE
  - PARKS & RECREATION
  - PUBLIC & QUASI PUBLIC
  - ACTIVE RECREATION
  - VILLAGE BOUNDARY
  - FREIGHTWAY (SR - 125)
  - EXPRESSWAY (7 or 8 LANE)
  - TOWN CENTER ARTERIAL
  - PRIME ARTERIAL STREET (8 LANE)
  - MAJOR STREET (8 LANE)
  - MAJOR STREET (4 LANE)
  - 2005 GENERAL PLAN DEFERRAL AREA





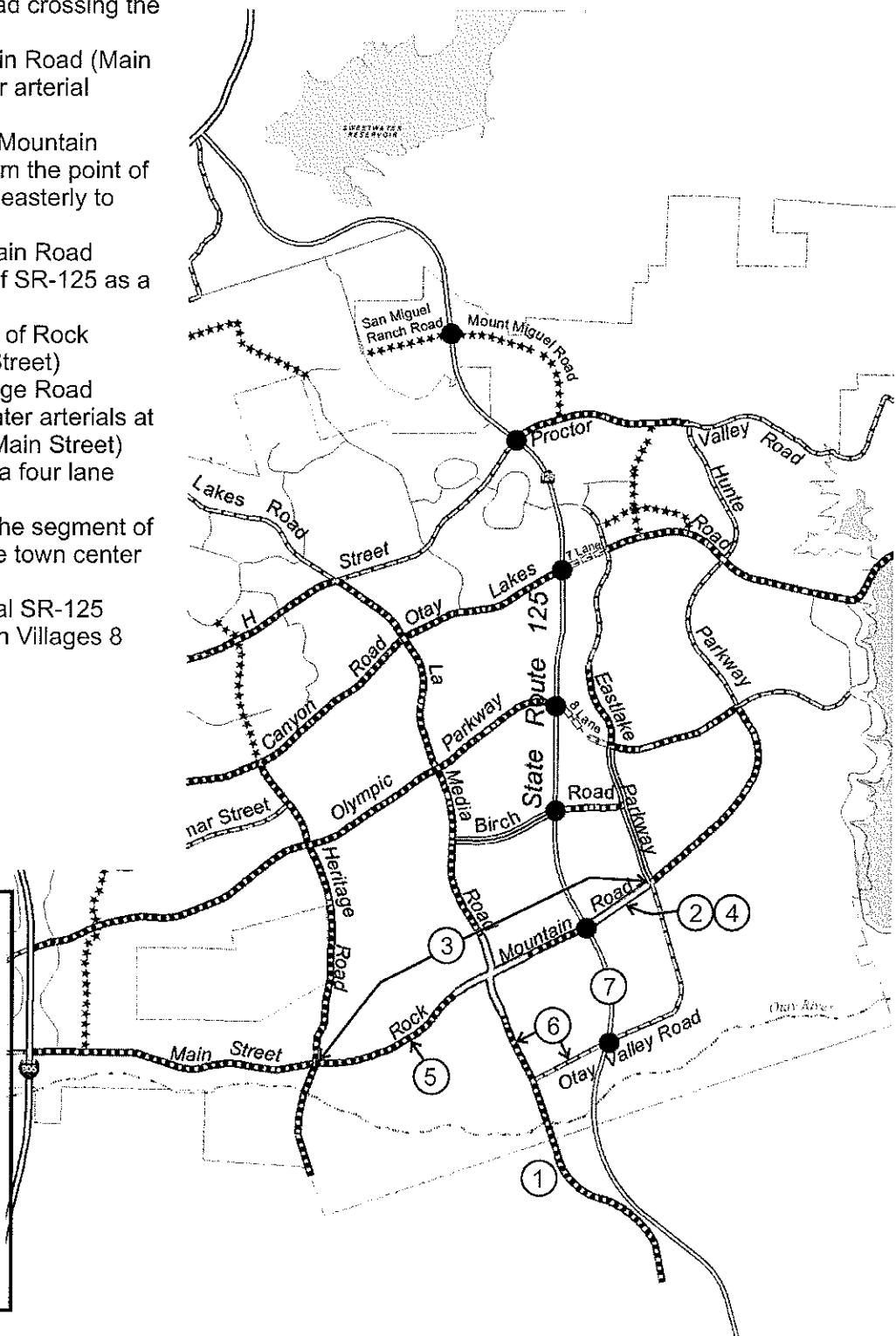
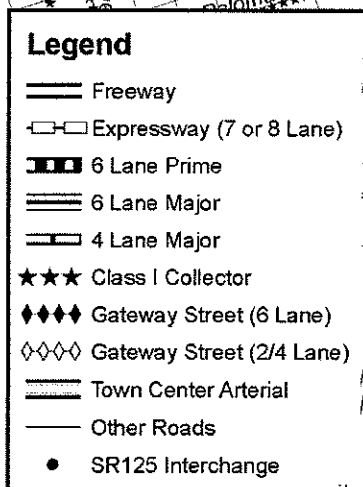


## Adopted Circulation Plan-East





- 1 Eliminate La Media Road crossing the Otay River Valley
- 2 Eliminate Rock Mountain Road (Main Street) as a town center arterial easterly of SR-125
- 3 Change name of Rock Mountain Road to Main Street from the point of existing Heritage Road easterly to Eastlake Parkway
- 4 Reclassify Rock Mountain Road (Main Street) easterly of SR-125 as a six lane gateway
- 5 Reclassify the segment of Rock Mountain Road (Main Street) between existing Heritage Road easterly to the town center arterials at Rock Mountain Road (Main Street) and La Media Road as a four lane major
- 6 Reclassify and realign the segment of La Media Road from the town center arterials at La Media
- 7 Eliminate the mid arterial SR-125 bridge crossing between Villages 8 and 9



## Proposed Circulation Plan-East





**PROPOSED  
GENERAL PLAN LAND USES  
VILLAGE 8 WEST & VILLAGE 9  
OTAY LAND COMPANY**

**LEGEND**

- RESIDENTIAL**
- RESIDENTIAL LOW MEDIUM
  - RESIDENTIAL MEDIUM
  - RESIDENTIAL MEDIUM HIGH
  - RESIDENTIAL HIGH

**COMMERCIAL**

- RETAIL
- MIXED USE COMMERCIAL

**SPECIAL PLANNING AREA**

- MIXED USE RESIDENTIAL
- TOWN CENTER
- EASTERN URBAN CENTER
- UNIVERSITY
- REGIONAL TECHNOLOGY PARK (RTP)

**INDUSTRIAL**

- RESEARCH & LIMITED INDUSTRIAL

**PUBLIC & OPEN SPACE**

- OPEN SPACE
- PARKS & RECREATION
- PUBLIC & QUAM PUBLIC
- ACTIVE RECREATION
- OPEN SPACE PRESERVE
- SR - 125 (TOLL ROAD)
- EXPRESS WAY (7 or 8 LANE)
- PRIME ARTERIAL STREET (8 LANE)
- MAJOR STREET (8 LANE)
- TOWN CENTER ARTERIAL
- MAJOR STREET (4 LANES)



0 400 800 1200 1600  
SCALE: 1" = 400'





**Existing  
Otay Ranch  
GDP / SRP  
Land Use Plan**







**As Amended:**  
June 4, 1998,  
November 10, 1998,  
October 23, 2001  
and May 23, 2006

### Legend

**Residential**

- Very Low Density Residential (VL)  
Low Density Residential (L)  
Low Medium Density Residential (LM)  
Low Medium Village Density Residential (LMV)  
Medium Density Residential (M)  
Medium High Density Residential (MH)

## Special Planning Area/ Commercial









-  Freeway Commercial (FC)  
 Mixed Use (MU)  
 Town Center (TC)  
 Eastern Urban Center (EUC)  
 University  
 Regional Technology Park (RTP)

## Industrial

- Research & Limited Industrial

## Public/ Open Space/ Other

- Public & Quasi-Public (PQ)  
Resort (NE5)  
Sensitive Resource Study Area (SRS)  
Open Space  
Parks & Recreation  
Special Conference Center (SCC)  
Active Recreation  
Chula Vista Open Space Preserve  
Limited Development Area  
SR - 125 (Toll Road)

-  Elementary School  
 Middle School  
 High School  
 Fire Station  
 Park  
 Transit Corridor  
 Pedestrian Bridge  
 Areas Acquired for Project



**B/CALC:** 1 inch = 100 Feet

The Plotting / Grid / Display Properties dialog box displays as follows.

**Village 9 Existing  
General Development Plan  
Land Uses**

**Village 8 West Existing  
General Development Plan  
Land Uses**

# Exhibit 8



# Proposed Otay Ranch GDP / SRP Land Use Plan

As Amended:  
June 4, 1996  
October 23, 2007  
and May 23, 2008

## Legend

### Residential

- Very Low Density Residential (VL)
- Low Density Residential (L)
- Low Medium Density Residential (LM)
- Low Medium Village Density Residential (L)
- Medium Density Residential (M)
- Medium High Density Residential (MH)

### Special Planning Area / Commercial

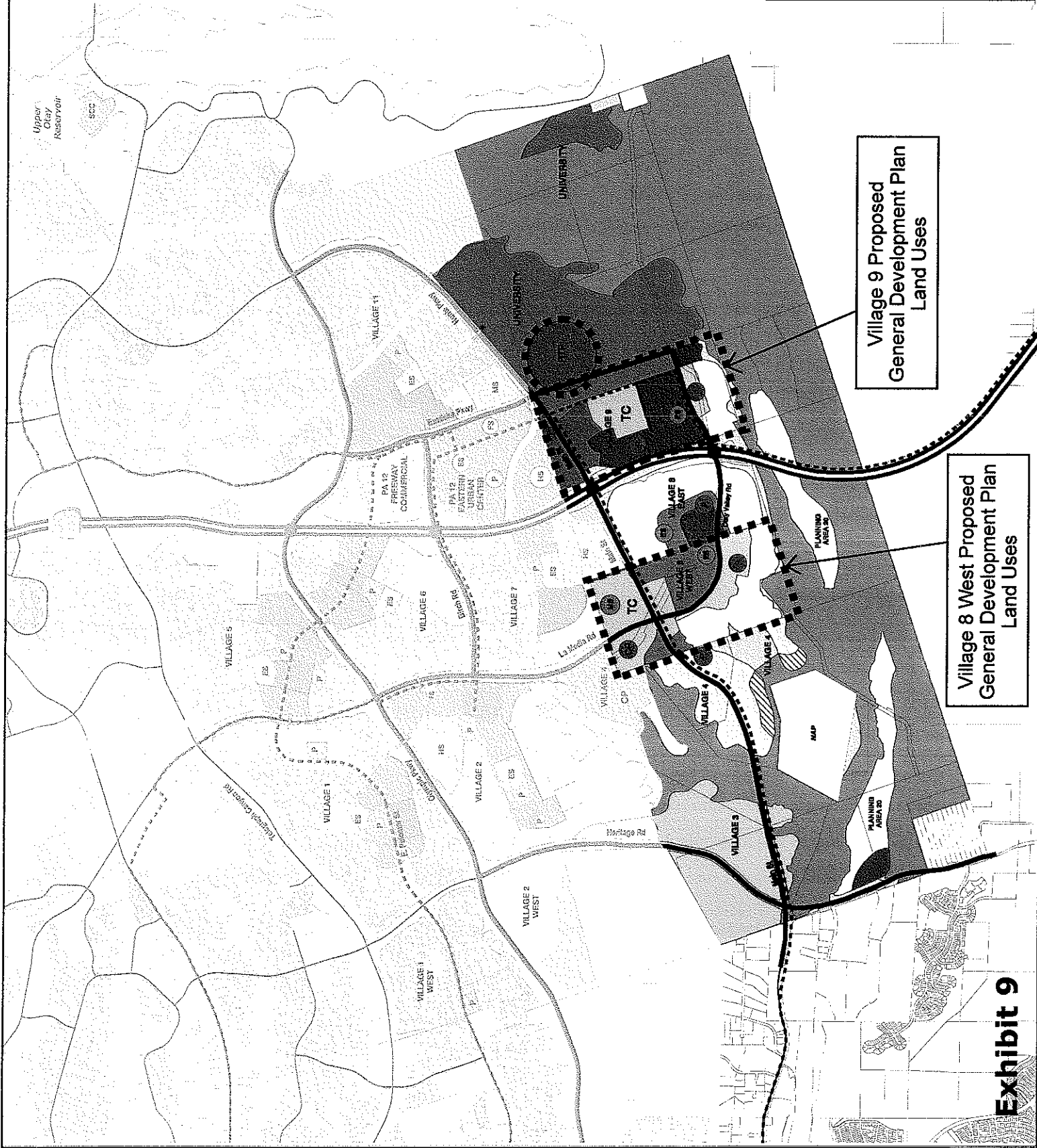
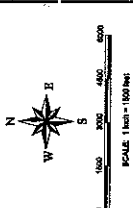
- Freeway Commercial (FC)
- Mixed Use (MU)
- Town Center (TC)
- Eastern Urban Center (EUC)
- University
- Regional Technology Park (RTP)

### Industrial

- Research & Limited Industrial
- Public / Open Space / Other

- Public & Quasi-Public (PQ)
- Resort (RES)
- Sensitive Resource Study Area (SRS)
- Open Space
- Parks & Recreation
- Special Conference Center (SCC)
- Active Recreation
- Chula Vista Open Space Preserve
- Unlimited Development Area

- SR - 125 (Toll Road)
- Elementary School
- Middle School
- High School
- Fire Station
- Park
- Transit Corridor
- Pedestrian Bridge
- Areas Acquired for Open Space (\*)



## **EXHIBIT 10**

### **LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION**

#### **Federal**

Bureau of Land Management  
Federal Aviation Administration  
Immigration and Naturalization Service  
U.S. Army Corps of Engineers  
U.S. Fish & Wildlife Service

#### **State**

California Air Resources Board  
California Department of Conservation  
California Department of Fish & Game  
California Department of Water Resources  
California Energy Commission  
California Environmental Protection Agency  
California State Lands Commission  
California Waste Management  
Caltrans District 11  
Governor's Office of Planning and Research (State Clearinghouse)  
Office of Historic Preservation  
Regional Water Quality Control Board – San Diego Region 9

#### **County**

County Department of Agriculture  
County Department of Environmental Health  
County of San Diego Department of Parks & Recreation  
County of San Diego Air Pollution Control District  
County of San Diego Department of Planning and Land Use  
County of San Diego Department of Public Works  
County of San Diego - Chris Wickham  
County of San Diego – Trish Boaz  
Local Agency Formation Commission  
San Diego County Water Authority

**Local Agencies**

Chula Vista Elementary School District  
City of Imperial Beach  
City of National City Planning Department  
City of San Diego Development Services Department  
City of San Diego Environmental Services Department  
City of San Diego Metropolitan Wastewater Department  
City of San Diego Real Estate Assets  
City of San Diego Transportation Engineering  
City of San Diego Water Department  
Metropolitan Transit Development Board  
Otay Water District  
Port of San Diego  
San Diego Association of Governments  
San Diego Housing Commission  
Sempria Energy  
Southbay Irrigation District  
Southwestern College  
Sweetwater Community Planning Group  
Sweetwater Authority  
Sweetwater Union High School District

**Other**

Adams Broadwell Joseph & Cardozo  
American Archway Research and Development Specialists  
Brown Field Operations Office  
California Transportation Ventures  
California Waste Management  
California Native Plant Society  
Cdr. George J. Kost  
Center for Biological Diversity  
Chula Vista Star-News  
Chula Vista Coordinating Council  
Crossroads II  
Endangered Habitats League  
Environmental Health Coalition  
Helix  
INS – Bob Barrow  
McMillin Companies  
Mr. Thomas Davis  
Natural History Museum  
Otay Mesa Planning Committee  
Otay Mesa/Nestor Community Planning Group  
Otay Mesa Chamber of Commerce

Otay Valley Quarry LLC  
Otay Ranch Company  
Pacific Bell  
PSB  
PSBS  
San Diego Audubon Society  
San Diego County Archaeological Society  
San Diego Union-Tribune  
Sierra Club  
Sweetwater Valley Civic Association  
The EastLake Company  
The Environmental Trust  
Theresa Acerro  
Valley de Oro Community Planning Group